



Case Number **ZC-17-201**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 7

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: None submitted

Support: None submitted

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: **Knox Street Partners No. 15, LTD**

Site Location: 12300 – 12500 blocks US Highway 287 Mapsco: 19 A, B

Proposed Use: **Single Family**

Request: From: "A-5" One-Family

To: "R1" Zero Lot Line/Cluster

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located near the intersection of US Highway 287 and Willow Springs. The applicant would like to rezone approximately 26 acres from "A-5" One-Family to "R1" Zero Lot Line/Cluster in order to develop smaller lot single family detached homes.

The proposed site is located in a subdivision that is currently being developed to the south with A-5 standards. There is an undeveloped multifamily zoning to the east and north, and vacant land to the west.

Site Information:

Owner:	Knox Street Partners No. 15, LTD 3001 Knox Street Ste. 207 Dallas, TX 75205
Agent:	Erik Hansen/Jacobs Engineering
Acreage:	26.4 acres
Comprehensive Plan Sector:	Far Northwest

Surrounding Zoning and Land Uses:

North	"C" Medium Density Multifamily / vacant
East	"A-5" One-Family; "C" Medium Density Multifamily / single-family; vacant
South	"A-5" One-Family / single-family
West	"A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-027 from “AG” to “A-5” and C, effective 04/24/14(subject property and surrounding)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hwy 287	Highway	Highway	No
Willow Springs	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on November 20, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Northwest Fort Worth Community Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

**Site not located within the confines of a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to “R1”. The surrounding uses vary with single-family to the north, west and south, and multifamily zoning to the east. The proposed R1 zoning is compatible with surrounding residential uses.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Single-Family. The requested change to “R1” **is consistent** with the Comprehensive Plan.

- Locate single-family homes adjacent to local or collector streets. (pg. 39)
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

Attachments:

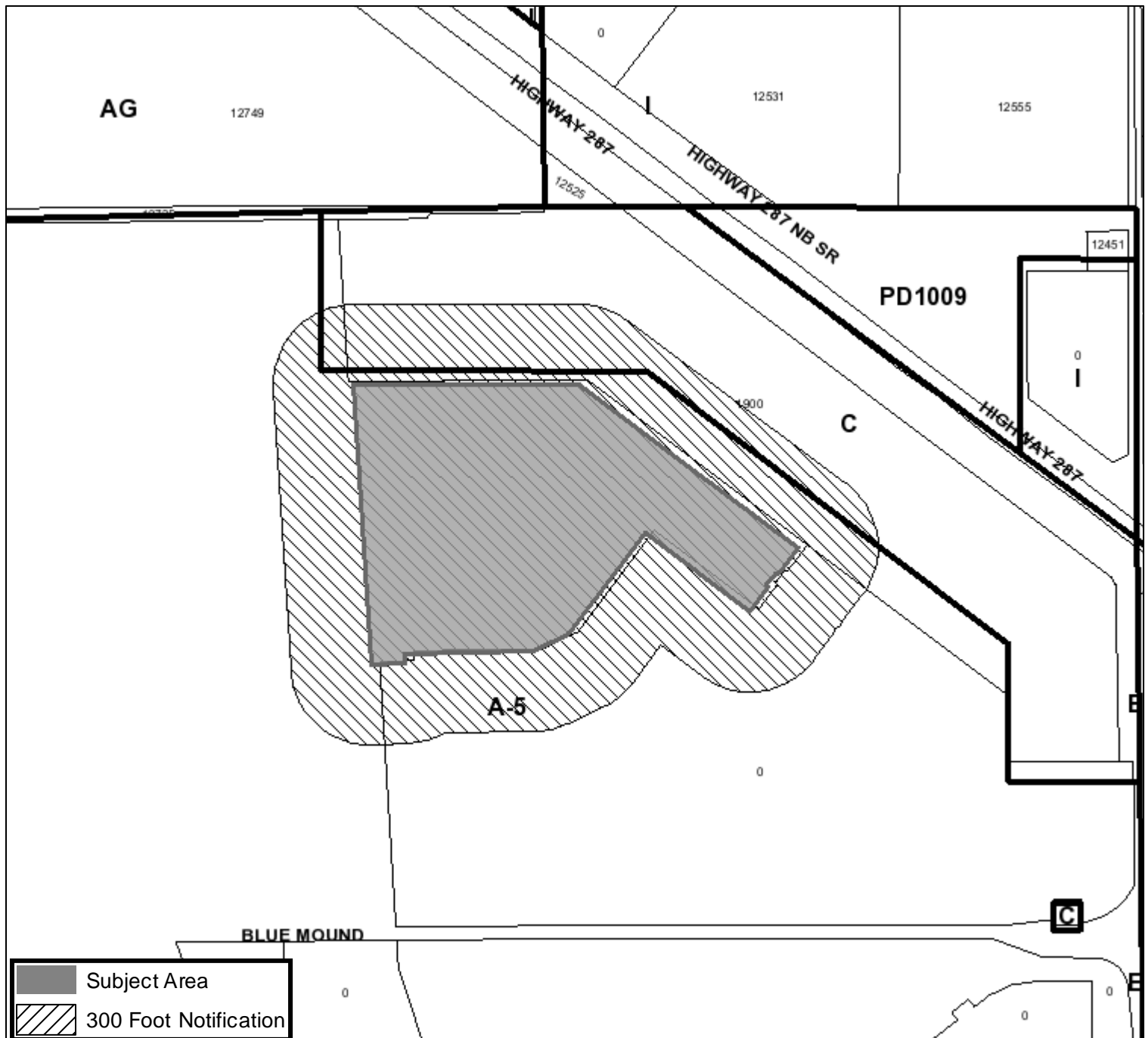
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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Area Zoning Map

Applicant: Knox Street Partners No. 15, LTD
Address: 12300 - 12500 blocks US Highway 287
Zoning From: A-5
Zoning To: R1
Acres: 26.28055596
Mapsc0: 19AB
Sector/District: Far Northwest
Commission Date: 12/13/2017
Contact: 817-392-8043



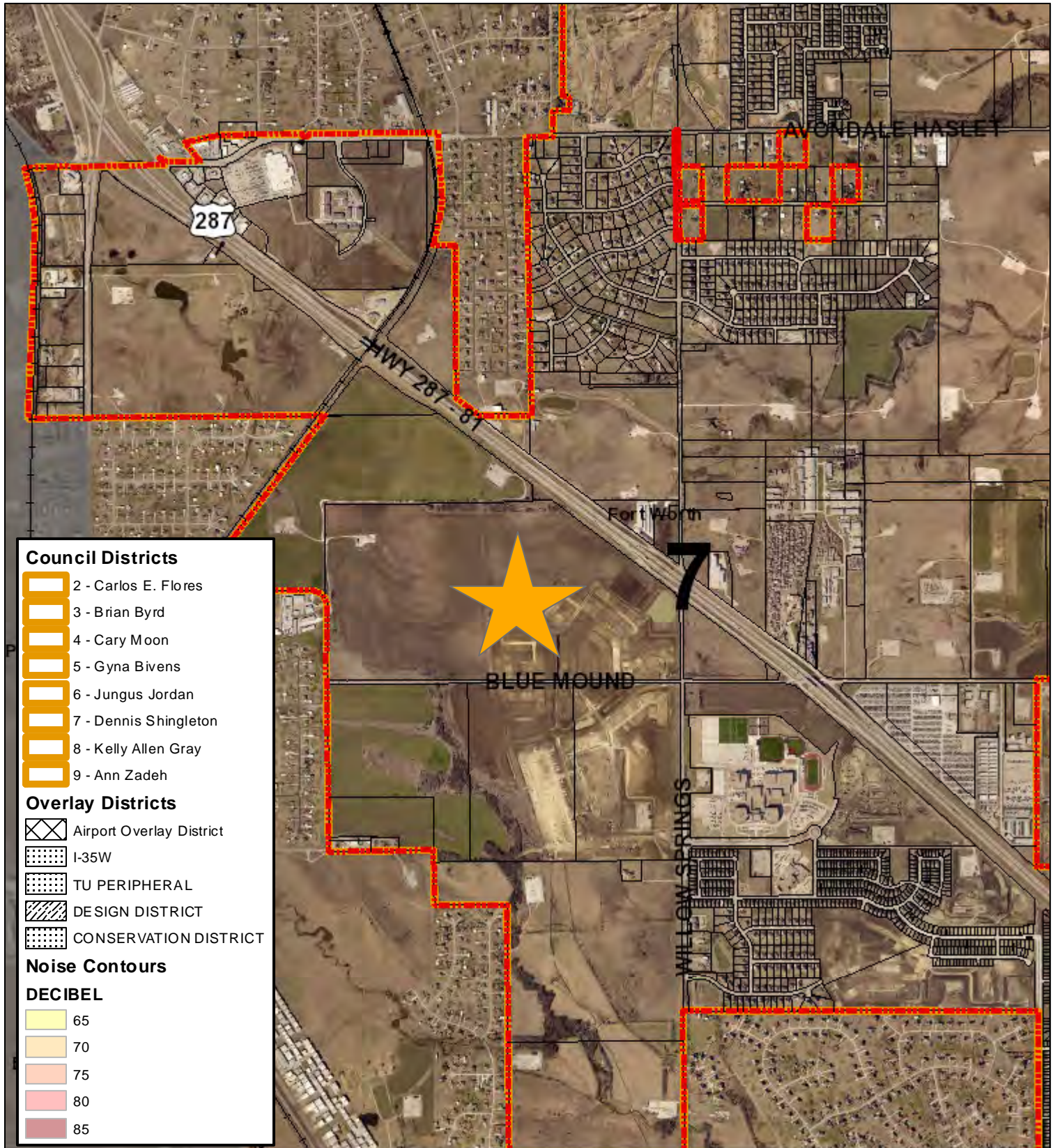
0 262.5 525 1,050 Feet

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Area Map

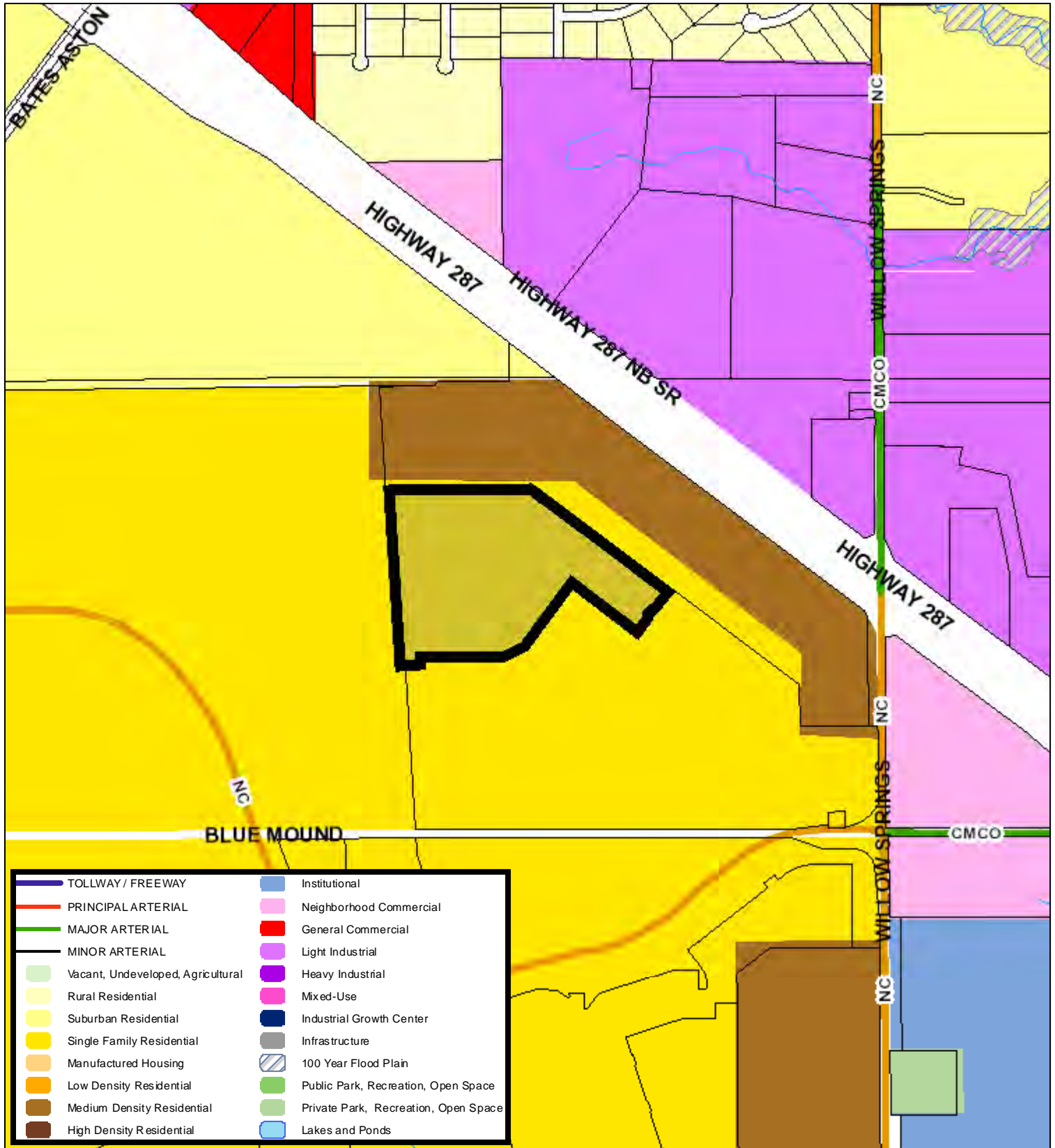


0 1,000 2,000 4,000 Feet



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Future Land Use



800 400 0 800 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



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Aerial Photo Map



0 495 990 1,980 Feet



		300 ft. notification area			
Brandon Allen	1227 W Magnolia		Support		Representing applicant
Kipp Baker	2806 6th Ave		Support		Representing applicant

5. ZC-17-198 Po-Chu Lu (CD 9) – 2900 8th Ave (John C Ryan Smith Addition, Lot 1, Block 19, 0.17 ac.) From: PD 1061 Planned Development for medical clinic and professional offices only with “ER” development standards; site plan approved To: Amend PD 1061 Planned Development to include an art gallery and studio; site plan included

Thomas Cochran, Jr, 4000 Hartwood Dr, representing the applicant stated the owner of the building wants to add an art gallery/studio for his fiancée. Two –thirds of the building will house an acupuncture clinic and the remaining third will be the art gallery/studio.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-198
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Thomas Cochran, Jr	4000 Hartwood Dr		Support		Representing applicant
Ryan Place Improvement Association				Opposition	Sent letter

6. ZC-17-201 Knox Street Partners, LLC (CD 7) – 12300-12500 blocks US Highway 287 (J Righly Survey Abstract No. 1268, 26.2 ac.) From: “A-5” Single Family To: “R1” Zero Lot Line/Cluster

Ben Luedtke, 3001 Knox St, Dallas, TX, representing the applicant stated the product they will be developing is a typical 40’ wide lot with rear entry access.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-201
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ben Luedtke	3001 Knox St, Dallas, TX		Support		Representing applicant